



Presented by:
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Maple Ridge, Websters Corners

MLS# V1139070

Residential Detached

12033 261ST ST, V2W 2A5

Active



List Price: \$359,000

Previous Price:

Original Price: **\$359,000**

Complex/Subdiv:

Frontage: 70.00 ft	Bedrooms: 4	PID: 001-469-053
Depth/Size: 160	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 11,195	Full Baths: 1	Approx Yr Blt: 1968
Rear Yard Exp:	Half Baths: 0	Age at List Date: 47
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,144 (2014)
Flood Plain:	Zoning: R3	

View:

Serv. Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Mixed**
 Rainscreen:
 Type of Roof: **Asphalt**
 Renovations:
 Flooring:
 Water Supply: **City/Municipal**
 Heat/Fuel: **Forced Air, Natural Gas**
 No. of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Outdoor Area: **None**
 Pad Rental:
 Fixtures Leas: **N**
 Fixt Removed:

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking: **4** Covered Parking: **2**
 Parking Access: **Front**
 Parking Facilities: **Det.Grge/Carport**
 Dist to Public Trans:
 Possession:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Mortgage Info: **\$0**

Property Disclosure: **N - Seller has never lived in**
 Out Buildings:

Legal: **LT 11 SEC 24 TWP 12 NWD PLAN 21069**

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 17'10"			X			X
Main F.	Eating Area	8' X 11'5"			X			X
Main F.	Kitchen	10' X 11'5"			X			X
Main F.	Bedroom	10' X 7'11"			X			X
Main F.	Bedroom	10' X 8'10"			X			X
Main F.	Bedroom	10' X 8'11"			X			X
Main F.	Master Bedroom	11'5" X 12'11"			X			X
Main F.	Family Room	18' X 11'5"			X			X
Main F.	Laundry	5'10" X 11'5"			X			
Main F.	Den	14' X 6'			X			

Floor Area (SqFt):

Main Floor Area SqFt: **1,680**
 Finished Floor Up SqFt: **0**
 Finished Floor Down: **0**
 Finished Floor Bsmt SqFt: **0**
 Total Finished Floor SqFt: **1,680**

Total # Rooms: **10**
 # Kitchens: **1**
 Finished Levels: **1**
 Crawl/Bsmt Height:
 Basement Area: **None**

Unfinished Floor: **0**
 Grand Total Floor Area: **1,680**

Suite: **None**

Bathrooms

1 **4 Piece; Ensuite: N; Level: Main F.**
 2
 3
 4
 5
 6
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 8

Listing Broker(s): **RE/MAX LifeStyles Realty, RE/MAX LifeStyles Rlty(PtMdws)**

Large 4 bedroom rancher, plus 24'x26' detached garage/shop. Large family room with vaulted ceiling. Sliding door from master to rear yard. Updated windows, laminate floors. Large level lot 70'x160' located on a no thru street in Websters Corners.



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Maple Ridge, East Central

MLS# V1137632

Residential Detached

12178 238B ST, V4R 2T6

Active



List Price: \$499,800 Previous Price: **\$525,900**
 Original Price: **\$525,900**

Complex/Subdiv:

Frontage: Bedrooms: **4** PID: **023-666-463**
 Depth/Size: Bathrooms: **2** Type: **House/Single Family**
 Lot Area SqFt: **7,082** Full Baths: **2** Approx Yr Blt: **1997**
 Rear Yard Exp: Half Baths: **0** Age at List Date: **18**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$4,452 (2015)**
 Flood Plain: Zoning: **RS1B**

View:
 Serv. Connected: **Electricity, Natural Gas**

Style of Home: **Basement Entry** Total Parking: **6** Covered Parking: **2**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double**
 Exterior: **Brick, Vinyl**
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: **Asphalt** Possession:
 Renovations: Reno Year: Title to Land: **Freehold NonStrata**
 Flooring: Seller's Interest: **Court Ordered Sale**
 Water Supply: **City/Municipal** Mortgage Info: **\$0**
 Heat/Fuel: **Hot Water**
 No. of Fireplaces: **2** R/I Fireplaces: Property Disclosure: **N - COURT ORDER**
 Fireplace Fuel: **Gas - Natural** Out Buildings:
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**
 Pad Rental:
 Fixtures Leas: **N**
 Fixt Removed:

Legal: **PL LMP31335 LT 9 LD 36 SEC 21 TWP 12 GROUP 1.**
 Amenities: **In Suite Laundry**
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 14'	Bsmt	Laundry	6' X 8'			X
Main F.	Dining	10' X 12'						X
Main F.	Kitchen	9'0 X 11'0						X
Main F.	Eating Area	9'0 X 10'						X
Main F.	Family Room	11' X 17'						X
Main F.	Master Bedroom	14' X 14'						X
Main F.	Bedroom	10' X 11'						X
Main F.	Bedroom	10' X 11'						X
Main F.	Bedroom	10' X 10'						X
Bsmt	Den	8' X 12'						X

Floor Area (SqFt):
 Main Floor Area SqFt: **1,558** Total # Rooms: **11**
 Finished Floor Up SqFt: **433** # Kitchens: **1**
 Finished Floor Down: **0** Finished Levels: **2**
 Finished Floor Bsmt SqFt: **0** Crawl/Bsmt Height:
 Total Finished Floor SqFt: **1,991** Basement Area: **Partly Finished**

Unfinished Floor: **973** Suite:
 Grand Total Floor Area: **2,964**

Bathrooms
 1 **3 Piece; Ensuite: Y; Level: Main F.**
 2 **3 Piece; Ensuite: N; Level: Main F.**
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Listing Broker(s): **Park Georgia Realty Ltd.(Coq)**

Home features 4 bedrooms up, vaulted ceilings, 2 fireplaces, oak kitchen cabinets, eating area. Finished den and laundry room down. Hot water heat home needs some tlc otherwise. A real family area. Call today to view.



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Maple Ridge, Cottonwood MR

MLS# V1138666

Residential Detached

24180 116TH AV, V4R 1L6

Active



List Price: \$789,000 Previous Price:
 Original Price: **\$789,000**

Complex/Subdiv:

Frontage: 236.70 ft	Bedrooms: 3	PID: 009-391-258
Depth/Size: 1341.54	Bathrooms: 1	Type: House with Acreage
Lot Area SqFt: 317,543	Full Baths: 1	Approx Yr Blt: 1941
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 74
Meas Type: Feet	If New GST/HST Incl: No	Taxes: \$5,365 (2014)
Flood Plain: No	Zoning: RS3	
View: N		
Serv. Connected: Electricity, Natural Gas, Septic		

Style of Home: Rancher/Bungalow	Total Parking:	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Carport; Multiple, RV Parking Avail.	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	
Flooring: Mixed	Possession:	
Water Supply: City/Municipal	Title to Land: Freehold NonStrata	
Heat/Fuel: Baseboard, Natural Gas	Seller's Interest: Court Ordered Sale	
No. of Fireplaces: 0	Mortgage Info: \$0	
Fireplace Fuel: Gas - Natural	Property Disclosure: N - BY ORDER OF COURT	
Outdoor Area: None	Out Buildings:	
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL NWP10848 LT 1 LD 36 SEC 15 TWP 12**
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	23' X 13'	Main F.	Mud Room	8' X 8'8			X
Main F.	Dining	10' X 11'			X			X
Main F.	Kitchen	11' X 13'			X			X
Main F.	Eating Area	8'4 X 17'2			X			X
Main F.	Utility	10' X 8'			X			X
Main F.	Family Room	12' X 13'			X			X
Main F.	Master Bedroom	3'61 X 12'6			X			X
Main F.	Bedroom	9'6 X 14'			X			X
Main F.	Bedroom	10' X 14'			X			
Main F.	Foyer	7'6 X 8'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,060	Total # Rooms: 11	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	
Finished Floor Down: 0	Finished Levels: 1	
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	
Total Finished Floor SqFt: 2,060	Basement Area: Crawl	
Unfinished Floor: 0	Suite:	
Grand Total Floor Area: 2,060		

Listing Broker(s): **Royal LePage - Brookside Rlty., Royal LePage - Brookside Rlty.**

PROPERTY CLOSE IN FOR ACREAGE! Dead end road right now. Main house needs reno and second house fire damaged but may get to rebuild on foundation or needs removal. Ideal for fix up buyer to invest in. 7.29 Acres.